

**PB# 81-33**

**Mans Brothers**

W. Mans Brothers, 81-33  
Rt. 32 Litchfield

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

## General Receipt

4788

Dec. 18 19 81

Received of

Mans Bros.

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

Application Fee #81-33 Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
25.00		
Cash		

By

Pauline G. Townsend cm

Town Clerk

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

## General Receipt

4817

Feb. 8, 19 82

Received of

Mans Bros.

\$ 75.00

Seventy-five and 00/100

DOLLARS

For

#81-33

Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
75.00		
Ck		

By

Pauline G. Townsend cm

Town Clerk

Title

McNamee Brothers 81-33  
Rt. 32 Littleton, Colo.

Approved 2/82  
filed with  
Town Clerk 3/10/82  
sh.

**Memo** FROM: P. V. Cuomo, P. E.  
TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

Received 12/10/80  
Planning Bd. ph  
att #1

TO:

Mr. Spignardo, Chairman  
Planning Board

DATE: December 10, 1980

SUBJECT: Mans Brothers Route 32

—FOLD HERE—

I have inspected the site of Mans Brothers, and found that there will be no drainage to neighbors.

The retaining wall, however should have blacktop on grade but holed to prevent water from getting between retaining wall.

Grades of both ends of retaining wall should be stabalized also with blacktop in order to prevent sluffing of banks.



Paul V. Cuomo, P. E.  
Town Engineer

PVC/mfb

by \_\_\_\_\_

**Memo** FROM: Paul V. Cuomo, P. E.  
TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

*Planning Bd.  
received  
1/27/82  
JH*

TO:

Mr. Spignardo, Chairman  
Planning Board

DATE: January 27, 1982

SUBJECT: Mans Brothers Route 32

—FOLD HERE—

I have inspected the site of Mans Brothers, Route 32, and found that there will be no drainage to neighbors.

The retaining wall has a perforated pipe back of the drainage, draining to a dry well in front of the well.

The grade of the left hand end of the retaining wall facing west should be stabilized with block or black topping in order to prevent sluffing of bank.

Please refer to December 10, 1980 memo.

PVC/mfb

by

*Paul V. Cuomo*  
Paul V. Cuomo, P. E.  
Town Engineer

P.B. Honda



Mans Bros., R.V. &  
Auto Centers, Inc.  
P.O. BOX 247  
VAILS GATE, NEW YORK 12584

1-108  
280

8792

PAY Seventy Five <sup>xx</sup>/100

DOLLARS

DATE	TO THE ORDER OF	GROSS AMOUNT		DISCOUNT	CHECK AMOUNT
		OTHER	ACCTS PAYABLE		
2/4/82	Town of New Windsor	75 00			75 00

MARINE MIDLAND BANK  
VAILS GATE OFFICE/VAILS GATE, NEW YORK 12584

Patricia M. Scott

⑈00008792⑈ ⑆028001081⑆ 078⑈70696⑈1⑈

P.B. Honda



Mans Bros., R.V. &  
Auto Centers, Inc.  
P.O. BOX 247  
VAILS GATE, NEW YORK 12584

1-108  
280

8791

PAY Seventy Five <sup>xx</sup>/100

DOLLARS

DATE	TO THE ORDER OF	GROSS AMOUNT		DISCOUNT	CHECK AMOUNT
		OTHER	ACCTS PAYABLE		
2/4/82	Town of New Windsor	25 00			25 00

MARINE MIDLAND BANK  
VAILS GATE OFFICE/VAILS GATE, NEW YORK 12584

Patricia M. Scott

⑈00008791⑈ ⑆028001081⑆ 078⑈70696⑈1⑈

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD ✓  
HOWARD COLLETT, BLDG./ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: C. P. MANS APPLICATION FOR AREA VARIANCE

DATE: February 11, 1981

PLANNING BOARD  
received 2/11/81  
J.H.

Kindly be advised that the above application for an area variance was denied at the 2/9/81 meeting of the Zoning Board of Appeals.

Pat

/pd



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

---

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

January 16, 1981

Zoning Board of Appeals  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

RE: Casey Mans Site Plan

Gentlemen:

The Planning Board would like to recommend to the Zoning Board of Appeals that the wall shown on the site plan of Casey Mans located on Route 32 remain a retaining wall.

Thank you.

Very truly yours,



ERNEST SPIGNARDO  
Chairman

ES/s

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK  
(914) 565-8550



1763

Date: December 22, 1981

Raymond H. Bradford, Esq.  
425 Robinson Avenue  
Newburgh, N.Y. 12550

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS  
# 81-26 - C. P. MANS

Dear Mr. Bradford:

This is to confirm that your above application before the New Windsor Zoning Board of Appeals was granted at a meeting held on the 14th day of December, 1981.

A formal decision will be drafted and acted upon at a later date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not hesitate to call me.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town Planning Board

**RAYMOND H. BRADFORD**  
COUNSELLOR AT LAW  
425 ROBINSON AT NORTH  
NEWBURGH, NEW YORK 12550  
(914) 561-2727

February 5, 1982

Mr. Henry VanLeuwen, Chairman  
Town of New Windsor Planning Board  
c/o Arkel Motors  
70 Windsor Highway  
New Windsor, New York 12550

Re: Mans Brothers - Honda  
My File No. 9382

Dear Mr. VanLeuwen:

Enclosed herewith original and two copies of  
site plan for Mans Brothers building behind Honda which  
was given site plan approval by your Planning Board.

I have already delivered to the Secretary of  
the Planning Board the two checks totaling \$100.00 for  
the fees.

Will you kindly see that one copy of the plan  
is stamped approved and returned to me. I enclose a  
self-addressed stamped envelope for your use.

Very truly yours,

*Raymond H. Bradford*  
Raymond H. Bradford (he)

RHB/dsc  
Encl.

NEW WINDSOR ZONING BOARD OF APPEALS  
Regular Session  
December 14, 1981

MEMBERS PRESENT: Richard Fenwick, Chairman  
Jack Babcock  
James Nugent  
Vincent Bivona

\*MEMBERS ABSENT: Dan Konkol  
John Pagano  
Joseph Skopin

ALSO PRESENT: Andrew S. Krieger, Esq.  
Board Attorney

\*Note: Secretary was advised that, due to inclement weather, all the business of tonight's meeting would be put over to the January 11, 1982 meeting. Secretary advised members above.

\* \* \* \* \*

The December 14, 1981 meeting was called to order by Chairman Richard Fenwick at 7:30 p.m. Roll call was taken by Jim Nugent in the absence of the Secretary.

Motion followed by Jack Babcock, seconded by Jim Nugent, to accept the minutes of the November 23, 1981 meeting as written.

ROLL CALL: Mr. Bivona - Yes  
Mr. Babcock - Yes  
Mr. Nugent - Yes  
Mr. Fenwick - Yes

Motion carried 4-0.

\* \* \* \* \*

PRELIMINARY MEETING:

Mr. Bruce Gibson, (W. B. Transport), 364 Union Avenue, New Windsor, appeared before the Board seeking a use variance to operate his trucking business from his residence (364 Union) in an R-4 zone. According to Mr. Collett, Section 48-12 of the Zoning Local Law, this use is not permitted in a residential zone.

Motion followed by Vincent Bivona, seconded by James Nugent to schedule a public hearing upon the return of the completed paperwork.

ROLL CALL: Mr. Bivona - Yes  
Mr. Babcock - Yes  
Mr. Nugent - Yes  
Mr. Fenwick - Yes

December 14, 1981

Motion carried 4-0.

\* \* \* \*

Mr. Chuck Lofstrom, Representative from Texaco, appeared before the ZBA with a request regarding the recent decision made by the Board concerning the COLIN/GRISMER application. Mr. Lofstrom explained that Mr. Colin, owner of the property where the existing Texaco gas station is located, Union Avenue and Temple Hill Road, is seeking a written confirmation from the Board stating that the property will not lose its non-conformity as a repair service station upon the termination of the two-year period. Note: The Grismers' intend to operate a fast-food mini-market type of operation with gasoline sales. No repairs to automobiles of any nature will be conducted on the premises.

After some discussion, it was explained to Mr. Lofstrom that the Zoning Board of Appeals could not grant anything or furnish a written confirmation concerning his request. And that Mr. Colin, if he needed to request a use change at a future date, would have to appear before the ZBA with such request.

\* \* \* \*

PUBLIC HEARING on Application of BRUNO BROS., Route 94, New Windsor, New York, contract purchaser for a parcel of property located on Route 94, and SUN OIL COMPANY of PENNSYLVANIA, P. O. Box 988, 498 Concord Street, Framingham, Mass. (owner of property).

Jerald Fiedelholtz, Esq., 271 Quassaick Avenue, New Windsor, N.Y., appeared in behalf of applicants, BRUNO, seeking a special permit to operate a three-bay garage with office attached and use said building for automobile repairing and operation of gasoline station for the sale of gasoline, motor oils and accessories.

Mr. Fiedelholtz presented the applications, list from the Assessor's Office containing 40 names and addresses of property owners within 500 feet of the property in question, 27 return receipts (1 unclaimed), maps and plans, affidavit of publication, together with fee in the sum of \$50.00.

There were no spectators present at hearing.

Public Hearing was recorded on Tape #98 on file in Secretary's office.

After the public hearing, motion was made by Jack Babcock, seconded by Vince Bivona to grant the special permit with the following restrictions: (1) Hours of operation: Monday through Saturday 7:30 a.m. to 7 p.m. with no hours on Sunday; (2) maximum of 8 cars allowed outside overnight;

December 14, 1981

ROLL CALL: Mr. Bivona - Yes  
Mr. Babcock - Yes  
Mr. Nugent - Yes  
Mr. Fenwick - Yes

Motion carried 4-0. Formal decision would be drafted at a later date and acted upon.

\* \* \* \*

PUBLIC HEARING on Application of C. P. MANS, 28 Windsor Highway, New Windsor, New York, appeared with his attorney, Raymond H. Bradford, Esq., with a request for a use variance and special permit to permit operation of mobile home display on Route 207 across from the Stewart Airport main gate, in an NC (neighborhood commercial) zone. No display of RV's intended.

Mr. Bradford presented copies of the pertinent application, list from Assessor's Office containing 24 names and addresses from adjacent property owners, 20 return receipts (3 unclaimed), affidavit of publication, together with fee in the sum of \$50.00 for application.

Hearing no objection, the ZBA accepted a letter dated December 8, 1981 from Fred R. Anderson, voicing his objection to the application. Also, letter dated December 9, 1981 from the Orange County Planning Dept. returning the matter for final local determination.

There were no spectators present at hearing.

Public hearing was recorded on Tape #98 on file in Secretary's office.

After the close of the public hearing, motion was made by Jack Babcock, seconded by James Nugent, to grant a use variance and special permit as applied for in accordance with plans submitted, and with the following restriction: (1) Hours of operation 8 a.m. to 8 p.m., 6 days per week and from 12 noon to 5 p.m. on Sunday. No sign is contemplated.

ROLL CALL: Mr. Bivona - Yes  
Mr. Babcock - Yes  
Mr. Nugent - Yes  
Mr. Fenwick - Yes

Motion carried 4-0. Application granted. Formal decision to follow.

\* \* \* \*

PUBLIC HEARING on Application of CHESTER SAWYER, Jackson Avenue, Town of New Windsor, for a request for temporary parking of tractor trailers on property located in an R-4 zone; use variance requested.

PATRICIA DELIO, Secretary



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK  
(914) 565-8550

*Channing Bld*  
*11/25/81*  
*pd*

Date: November 24, 1981

Raymond H. Bradford, Esq.  
425 Robinson Avenue  
Newburgh, N.Y. 12550

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS  
# 81-24 - C. P. MANS (Honda)

Dear Mr. Bradford:

This is to confirm that your above application before the  
New Windsor Zoning Board of Appeals was granted  
at a meeting held on the 23rd day of November, 1981.

A formal decision will be drafted and acted upon at a later  
date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do  
not hesitate to call me.

Very truly yours,

*Patricia Delio*

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town Planning Board



PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-33A of the  
Zoning Ordinance on the following proposition:

Appeal No. 26

Request of C. P. MANS

for a VARIANCE ~~SIXTYFOUR HOURS~~ of  
the regulations of the Zoning Ordinance to  
display  
permit mobile homes/, sales and service

being a VARIANCE ~~SIXTYFOUR HOURS~~ of  
Section 48-9 - Table of Use Regs. - Col. A  
for property situated as follows:

Route 207 - Opposite Stewart Airport Main Gate,  
Town of New Windsor, N.Y.

SAID HEARING will take place on the 14th day of  
December, 19 81, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

RICHARD FENWICK  
Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - December 14, 1981  
DATE: December 7, 1981

Please be advised that there are three(3) public hearings scheduled to be heard before the Zoning Board of Appeals on December 14, 1981:

7:30 p.m. - BRUNO BROS.

C. P. MANS (Route 207)

CHESTER SAWYER

I have attached hereto copies of the completed applications together with copies of the public hearing notices which were published in The Sentinel.

Pat

/pd

Enclosures

cc: Howard Collett, Bldg./Zoning Inspector

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-26  
(Number)

11-24-81  
(Date)

I. Applicant information:

(914) 562-3400

(a) C.P. Mans, 28 Windsor Highway, New Windsor, NY 12550  
(Name, address and phone of Applicant)

(b) N/A  
(Name, address and phone of purchaser or lessee)

(914) 561-2727

(c) Raymond H. Bradford, 425 Robinson Ave., Newburgh, NY 12550  
(Name, address and phone of attorney)

(914) 794-4882

(d) Sidney L. Horowitz, C.E., 12 Franklin Ave. Monticello, NY 12701  
(Name, address and phone of broker)

## II. Application type:

- ☒ Use variance  
☐ Area variance  
☐ Sign variance  
☒ Special permit

III. Property information: Tax Map 33-1-9 and 33-1-8

- (a) N-C (Zone) (Address) (S B L) 300' by 400+' (Lot size)
- (b) What other zones lie within 500 ft.? C Zone
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Part in 1976  
balance in 1979
- (e) Has property been subdivided previously? No When?
- (f) Has property been subject of variance or special permit previously? No When?
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? . If so, when .
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. See attached plan

IV. ☒ Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_, to allow

(Describe proposed use)

To establish a mobile home sales and display off of Rt. 207  
opposite Stewart Airports main gate, see plan attached.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Area to the North and East have garages, filing stations and  
other commerical establishments. Area to the West and  
adjacent is a bar and grill.



V.

Area variance: N/A - Since no buildings will be constructed, no sanitary facilities will be developed - no construction.

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u> _____	<u>1</u> _____	<u>1</u> _____
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

The attached plan showing applicant will have in the  
proposed area as shown in the plan approximately 10 homes  
for display and sale. All front yard and side and rear  
yard requirements are met. Adequate parking is provided.  
Any operations for sales will be operated from one of these  
homes. No one will be living in them.



VI.

Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____

Total : \_\_\_\_\_ sq.ft. \_\_\_\_\_ sq.ft. \_\_\_\_\_ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs,

N/A

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

N/A





VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

See plan attached showing the mobile homes.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Curb cuts already in Highway. Electricity already there.

No screening needed.



IX. Attachments required:

X Copy of letter of referral from Building and Zoning Inspector.

X Copy of <sup>deed</sup> ~~conveyance~~, lease or franchise agreement.

X Copy of tax map showing adjacent properties

X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A Copy(ies) of sign(s) with dimensions.

X Check in amount of \$ 50.00 payable to Town of New Windsor.  
Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

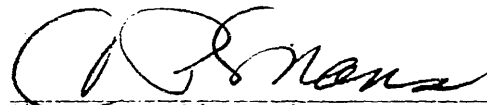
N/A Other

X. AFFIDAVIT

Date November 24, 1981

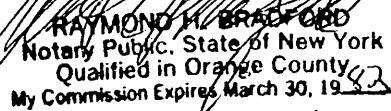
STATE OF NEW YORK)  
                          ) SS.:  
COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

  
\_\_\_\_\_  
(Applicant)  
C. P. MANS

Sworn to before me this

24th day of November, 19 81.

  
RAYMOND H. BRADFORD  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires March 30, 1982

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards; \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name C. P. Mans

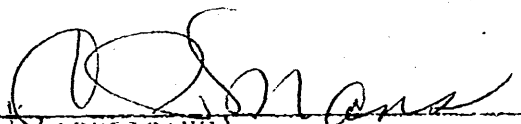
Address Box 247, Vails Gate, N.Y.

1. Owner of the property A. Dove
2. Location of the property: West side of Route 32,  
P1-zone, 28 Windsor Highway, New Windsor, N.Y. - 12550
3. Zone area P-1
4. Nature of business: Motorcycle, Automobile and Recreational  
Vehicles Sales and Service
5. Lot size: Front 100 Rear 100 Depth 723.3
6. Building setbacks: Front yard N/A Rear yard N/A  
Side yards 17 feet <sup>South</sup> on side - 11 feet north side
7. Dimensions of new building 36' x 63'  
Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed:

  
(APPLICANT)

Maps Required for:

Planning Board  
Highway Dept.  
Sanitation Dept.  
Water Dept.  
County Planning Board  
Building Inspector

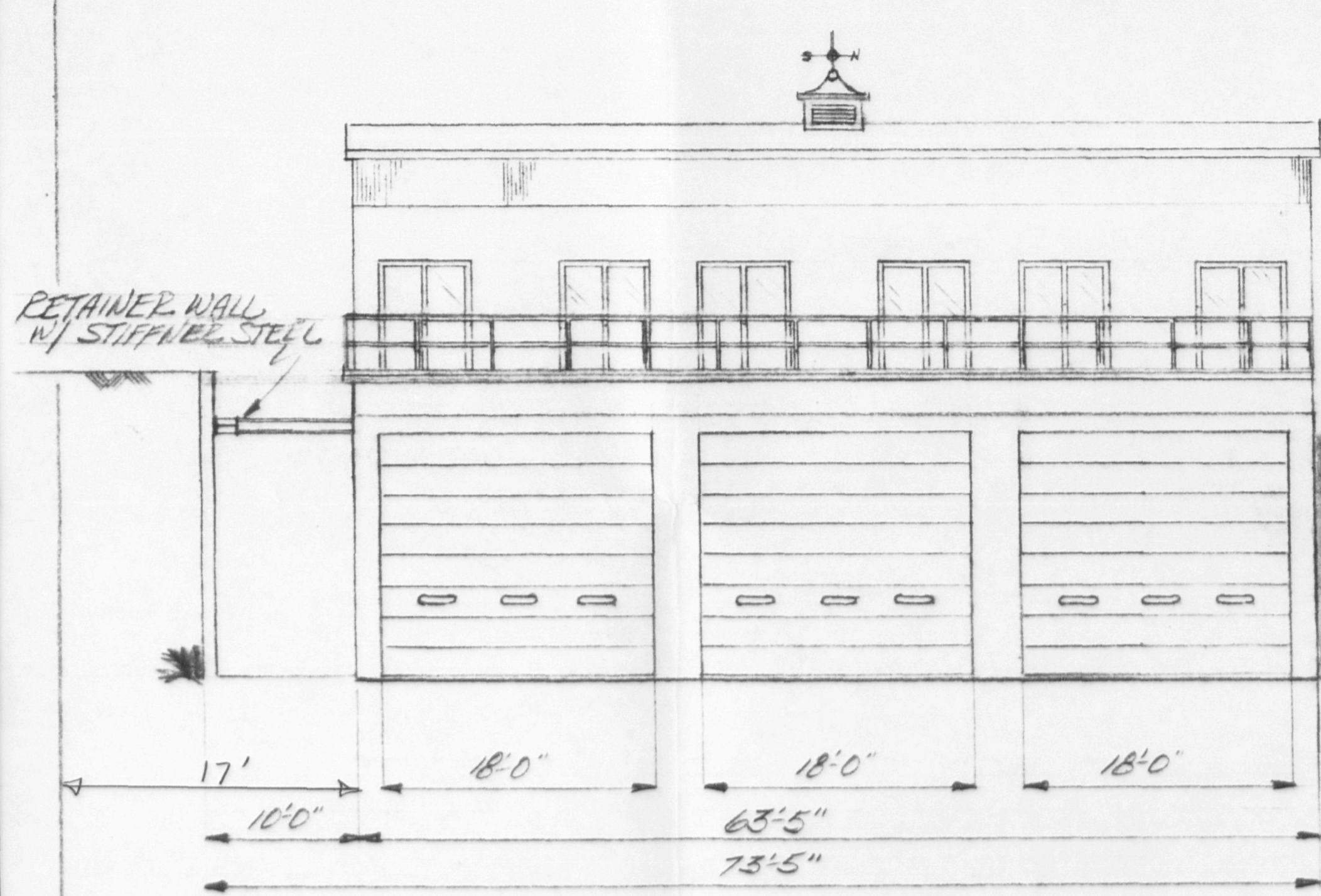
\_\_\_\_\_  
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\_\_\_\_\_

Action of the Zoning Board of Appeals

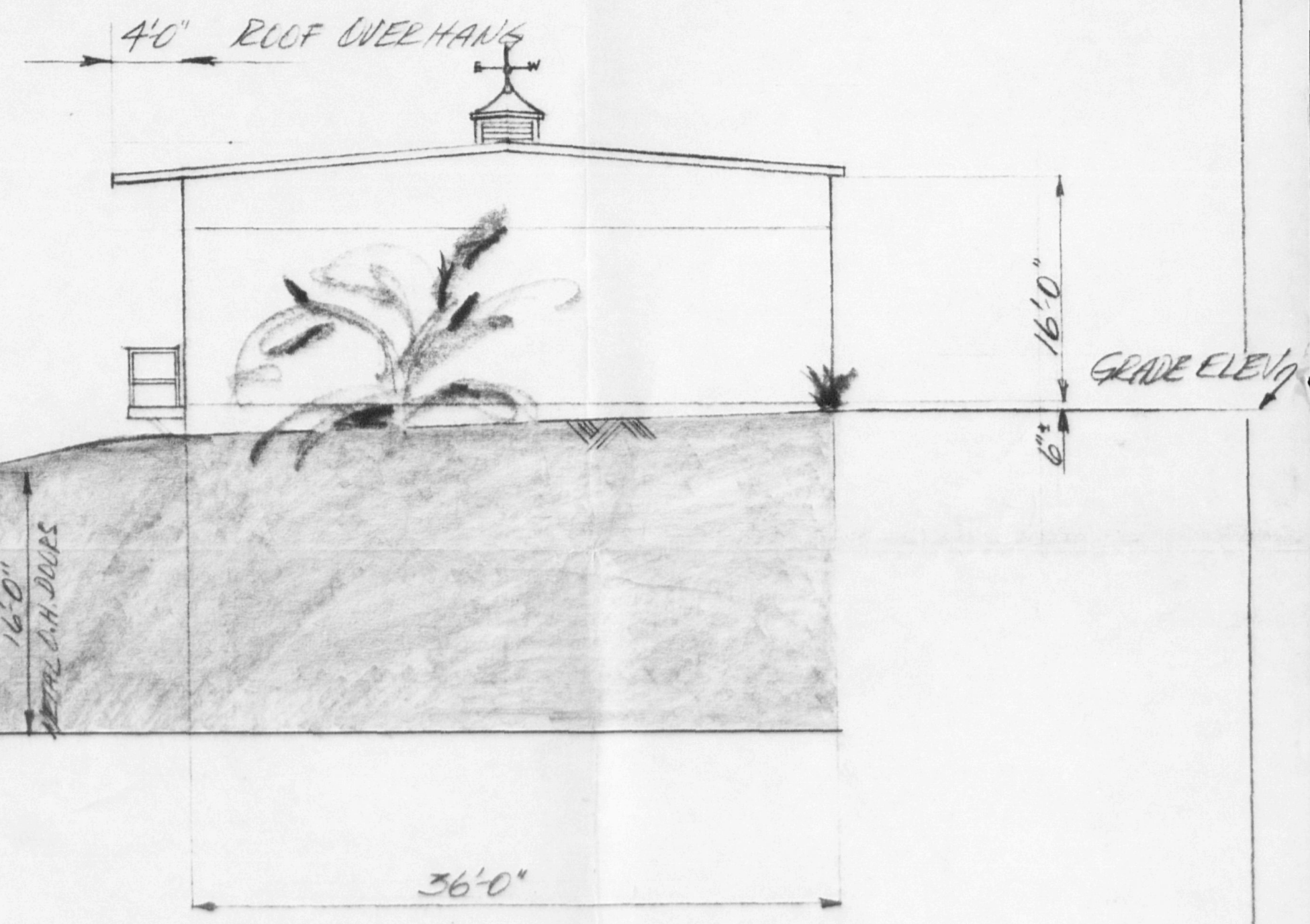


# PRELIMINARY SKETCH

PHASE # 3



ELEVATION  
(EAST FACE VIEW)  
SCALE '8" = 1'-0"



ELEVATION  
(NORTH FACE VIEW)

REVISION #2 7 NOV 1981  
REMOVED SLAB FALLING FROM  
SOUTH END FOUNDATION  
ADDED SUPPORTING STEEL TO RETAINER  
WALL OF EXISTING FOUNDATION  
RAISED GRADE ELEVATION AT NORTH EAST  
CORNER

REVISION #3 6 OCT 1981  
ADDED BRUSHY PLANT 4'-3"  
EXTEND LEFT SIDEWALK EAST FACE BLDG  
ADDED VISION LITES IN O.H. DOORS  
ADDED 6'-0" X 7'-0" SLIDING GLASS DOORS (E. FACE)  
ELIMINATED BLDG OVERHANG ABOVE FOUNDATION  
BLDG NORTH FACE DIMENSION CHANGED TO 36'-0"

ARTISTS  
MULCH  
TREE & SHRUBS

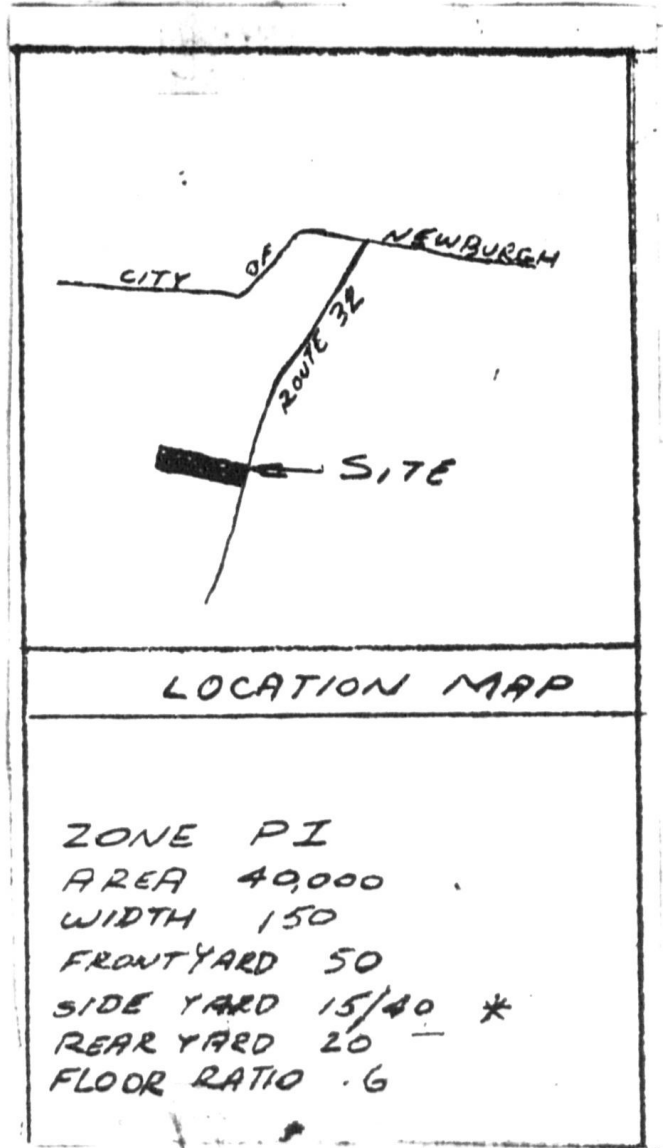
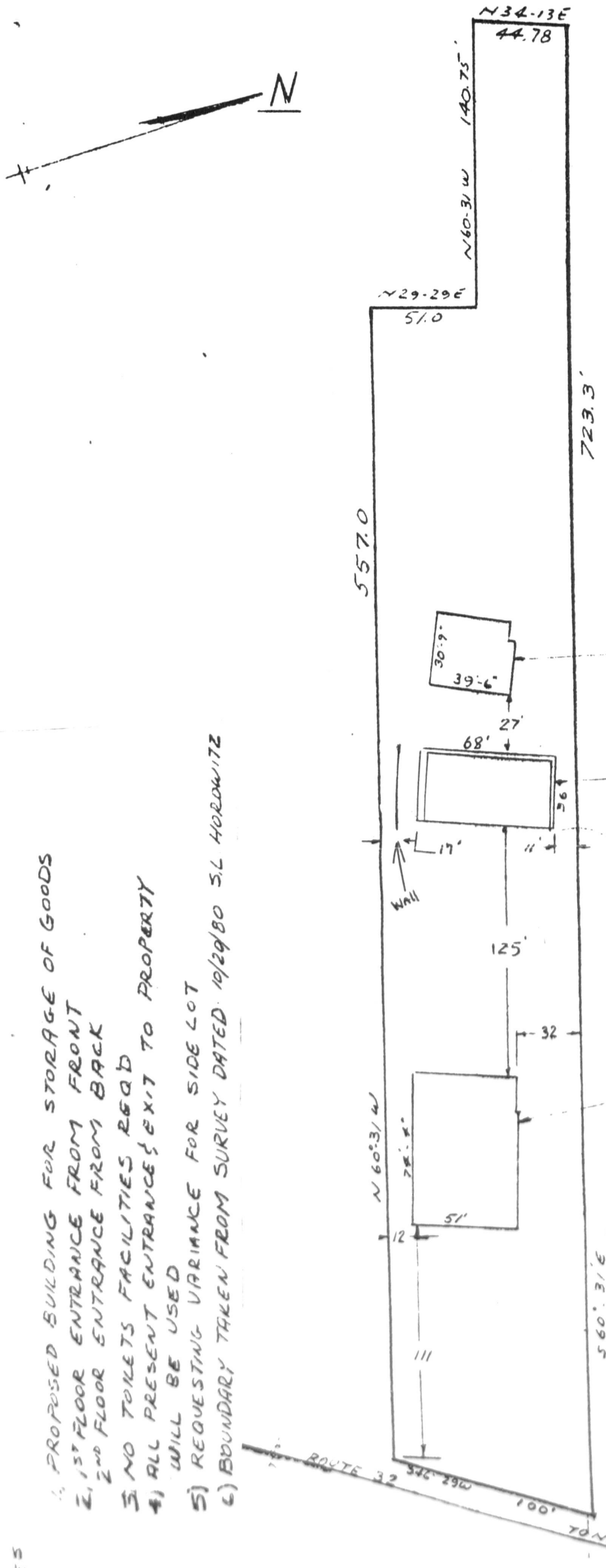
PROJECT TITLE	
ELEVATIONS	
PHASE #2 & 3	
FOR WANDS BROS. RV & AUTO CENTER	
DATE	26 JUNE 81
IRV SCHRODER & SONS, INC.	
P. O. BOX 200	
SPRINGVILLE, N. Y. 12172	
E-1	

26 JUNE 81



NOTES

1. PROPOSED BUILDING FOR STORAGE OF GOODS
2. 1<sup>ST</sup> FLOOR ENTRANCE FROM FRONT
3. 2<sup>ND</sup> FLOOR ENTRANCE FROM BACK
4. NO TOILETS FACILITIES REQ'D
5. ALL PRESENT ENTRANCES EX'T TO PROPERTY WILL BE USED
6. REQUESTING VARIANCE FOR SIDE LOT
7. BOUNDARY TAKEN FROM SURVEY DATED 10/29/80 S.L. HORDWITZ



EXISTING SHOP

PROPOSED STORAGE BUILDING  
EMPLOYING EXISTING RETAINING  
WALLS 1<sup>ST</sup> FL VEHICLE STORAGE  
2<sup>ND</sup> FL SUPPLIES & PARTS

EXISTING  
SALES & SHOWROOM

SITE PLAN PROPOSED

# MANS BROS.

NEW WINDSOR N.Y.

Site Plan APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 1-27-82  
BY Carl E. Schiefer  
CARL E. SCHIEFER  
SECRETARY